

Comprehensive Plan Implementation Committee Minutes  
May 8, 2006

Present: Mark Doyle, Tony Robustelli , Darlene Riemer George Fenn,  
Bill Flood

Absent: Dolores Holland, Rudy Eschbach

Minutes: The minutes of the prior meeting on May 1st, 2006 were discussed and passed.

Residents attending the meeting were informed that it would be necessary to limit comment time so that the committee could get on with their work. Four people raised their hands, notifying the committee that they had either comments or questions.

1. Vince from the Pines wanted to know if a decision had been made to include the word 'commercial' in the name for the HM zone. Members of the committee explained the current process of receiving comments and forwarding them to Joel Russell for later discussion and decision.

2. Andy Wheeler from Wheeler's Junkyard in Wassaic asked if the current usages of his property would remain the same in the new zoning of MH. He also asked what the process would be if the type of business was changed.

It appears that residents are having difficulty determining the meaning of the usage codes: P, S and PS.

3. Jack Gregory: How did the trip with the Town Planner go... did the committee get his site plan? Members of the committee replied that the visit from Patrick Pinnell went as scheduled at 11 am on Friday May 5th, that he was shown around the whole town and was briefed on the issues from A to Z. It was commented upon that he had not offered any opinions at the time.

4. Tom Werner: Wanted the committee to know that there is support from the residents of Sinpatch Road in the vicinity of the Wassaic DDSO, for an industrial park on the grounds of the disused buildings belonging to Allan Shope.

5. Pat Nelligan: Wanted to know if the committee had considered his request for zoning flexibility to create a camp on the Brick Yard Pond site. Members responded again that no discussion had taken place nor any decisions made.  
He added that the town was abrogating its responsibilities by not

regulating wetlands. He stated that simply supporting the DEC standards would not be effective, because it was his opinion that the DEC was too liberal in permitting construction in wetlands.

Bill Flood was of the opinion that the Town would need a professional “natural resources” inspector and more oversight by a dedicated committee or Council such as the CAC.

6. Bob Houlihan, representing the Paparazzo property, said he was only present to listen. Mark Doyle read the e-mail from Joel Russell, which was circulated to the committee during the previous week. This was a confirmation of the process of placing the SMO on existing mining operations and requiring new applicants to apply to the Town Board for SMO zoning designation and the completion of the full SEQRA process themselves.

Committee work:

1. Bill Flood talked about the need to specify the zoning parameter for Town Houses and Condominiums. The committee agreed that there should be clear definitions and listing in the Use Table.

2. Silo Ridge: A brief discussion. The committee is waiting for more detailed comment and understands that they are in the process of redesigning the project to some extent.

3. Ten Mile River: discussion about Allan Shope’s comments. Darlene Riemer suggested that the zoning and comprehensive plan simply state the desire/requirement for a Transit Oriented Development, without the associated conceptual design. It was agreed that a solid definition of a TOD would be necessary.

4. Discussed the functionality of the “tax positive” requirement. Members wanted this to be workable and unambiguous...were not convinced that it could be.

5. Discussed the Workforce Housing density bonus incentive.. Mark Doyle mentioned that other comments on this subject indicated that developers might not wish to lose control over the choice of occupants and would prefer to be able to restrict this to housing for employees.

6. Larry Moran’s comment was discussed: He would like the area of his

property on Rte 22 north to be zoned RA. The committee agreed that more information was needed with regard to up-to-date easements in that area. Mark Doyle said he would get that map.

7. DLC: A short discussion followed, regarding the definition and wording of “farmland” in the text of the conservation analysis. Much of the comment was technical and the committee felt it would be more productive to have Joel Russell present for that.

8. Darlene Riemer commented that she thought that the SR zone could include multifamily and townhouses as a use permitted by special permit. Condos were questioned. She and George Fenn will work on getting the map of old roads copied for Patrick Pinnell.

9. Darlene Riemer also talked about the possibility of having an article printed in the local papers regarding an explanation of the proposed zoning. Mark Doyle is to contact the Millerton News.

10. There was discussion about the schedule for going forward with Patrick Pinnell’s work... when would it be available and how and when would it be presented.

11. Tom Werner asked about progress on his request that recreational land be mapped. It was explained that although that map will become a part of the natural resource inventory, it would not constitute a zoning map.

Minutes prepared and submitted by Mark Doyle

Tuesday, May 9, 2006